



**TOWN OF HARPSWELL
PLANNING BOARD MINUTES
MARCH 16, 2005**
Approved April 26, 2005

MEMBERS PRESENT

John Papacosma, Vice Chairman
Dorothy Carrier
Joanne Rogers
Henry Korsiak

MEMBERS ABSENT

STAFF PRESENT

Jay Chace, Planner
Marsha Hinton, Recording Secretary

The Town of Harpswell Planning Board meeting being duly advertised in the Times Record was called to order at 6:30 p.m. by, Chairman.

Minutes of February 16, 2005

JOANNE ROGERS MOVED, SECONDED BY DOROTHY CARRIER TO ACCEPT THE MINUTES.

UNANIMOUS APPROVAL.

Sam Alexander, Selectman, thanked the Planning Board members and Jay Chace, Town Planner, for their hard work. Mr. Alexander stated that it was necessary that he resign his position with the Planning Board because of his recent election to the office of Selectmen.

OLD BUSINESS

ITEM 1

05-01-04 BBI BUILDERS (TIMOTHY PYNCHON – OWNER) RECONSTRUCTION OF NON-CONFORMING STRUCTURE, COMMERCIAL FISHERIES 1, TAX MAP 10-68, 96 MERRIMAN COVE ROAD, HARPSWELL.

The Planning Board discussed the January 19, 2005 approval, the requirements of the ordinance, as well as questions raised by Dorothy Carrier with regard to the application and the size of the septic system.

Matt Senecal, BBI Builders, stated that he had reviewed the tapes of the January 19, 2005 meeting with regard to the foundation and discussed the difference between a mechanical basement and a useable basement.

Jay Chace, Town Planner, read the ordinance definition of “foundation” and Basic Land Use Code §10.3.1.1.

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DOROTHY CARRIER MOVED, SECONDED BY JOANNE ROGERS THAT AN ADDITIONAL CONDITION BE ADDED TO THE BBI BUILDERS APPROVAL OF JANUARY 19, 2005, AS FOLLOWS: THE STRUCTURE SHALL BE LIMITED TO THE RESTRICTIONS OF THE EXISTING SUBSURFACE WASTEWATER SYSTEM. A CHANGE TO THIS CONDITION WOULD REQUIRE THE SITE TO MEET THE STATE OF MAINE SUBSURFACE WASTEWATER RULES AND ALL OTHER APPLICABLE RULES.

UNANIMOUS APPROVAL

NEW BUSINESS

ITEM 1

ELECTION OF OFFICERS.

JOANNE ROGERS MOVED, SECONDED BY DOROTHY CARRIER TO ELECT JOHN PAPACOSMA AS THE CHAIRMAN OF THE PLANNING BOARD.

**THREE FOR (DOROTHY CARRIER, JOANNE ROGERS, HENRY KORSIK)
ONE ABSTAINED (JOHN PAPACOSMA)**

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIK TO ELECT DOROTHY CARRIER AS THE VICE CHAIRMAN/SECRETARY OF THE PLANNING BOARD.

**THREE FOR (JOHN PAPACOSMA, JOANNE ROGERS, HENRY KORSIK)
ONE ABSTAINED (DOROTHY CARRIER)**

OTHER BUSINESS

Jay Chace, Planner, congratulated the new chair and vice chair and encouraged members of the public to apply for the open positions on the Planning Board.

There being no other business before the Planning Board, **JOANNE ROGERS MOVED, SECONDED BY DOROTHY CARRIER TO ADJOURN.**

Meeting adjourned at 6:50 p.m.

Respectfully Submitted,

Marsha M. Hinton
Planning Assistant